

Mr Stanmore
Marshfield Gate Farm
Marshfield Lane
Biddulph
Staffs
ST8 6RG

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Application no: SMD/2016/0075

Determined on: 27/04/2016

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2015**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Marshfield Gate Farm, Marshfield Lane, Gillow Heath, Biddulph, Staffordshire ST8 6RG

Description of Development:

Conversion of barn to B2 (workshop) with ancillary office and erection of a single storey lean-to.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-

To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

Revised Location Plan received on 22.02.16
North Elevation Revision A received 14.04.16
South Elevation Revision A received 14.04.16

East Elevation Revision A received 14.04.16

West Elevation Revision A received 14.04.16

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. Before the commencement of works, details of the type, texture and colour of the proposed facing materials for the building and extension, roof materials and bricks shall be submitted to and approved by the Local Planning Authority and the agreed materials shall be used in the approved development.

Reason:-

In the interests of the character and appearance of the area.

4. Before the commencement of the development hereby approved, a Noise Assessment shall be undertaken and detailed particulars of the levels of noise to be generated within the building and the prediction of these levels to the site boundary of the premises, the siting of the machinery, the provision to be made for the insulation of the building against the transmission of noise and vibration and of the times during which noise producing activities will be carried out in the building shall be submitted to and approved by the Local Planning Authority. Any approved noise abatement measures that are recommended as a result of the Assessment shall be provided/implemented before the occupation of the approved development and the development shall be used in every respect in accordance with the submitted application, plans and such approved details. Prior to the first occupation of the approved development, a noise report shall be submitted to the Local Planning Authority verifying compliance with the agreed scheme.

Reason:-

In the interests of control over noise and disturbance in relation to the residential amenities of nearby dwellings.

5. The use of the building and extension hereby approved shall be restricted to timber manufacturing in connection with the applicants business.

Reason:-

In the interests of the character and amenities of the surrounding area, the highway network and the surrounding environment in general.

6. There shall be no more than three staff working at the workshop premises at any one time.

Reason:-

In the interests of the character and amenities of the surrounding area, the highway network

and the surrounding environment in general.

7. The hours of operation of the workshop hereby approved will be restricted to 0800-1700, Monday to Friday and 0900-1300 on Saturdays and shall not operate on Sundays or Bank Holidays.

Reason:-

In the interests of the character and amenities of the surrounding area, the highway network and the surrounding environment in general.

Informatives

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.
2. It is strongly advised that the applicant use the services of a Noise Specialist to undertake surveys and produce the required details and reports in connection with Condition 4.
3. Any approved noise scheme and measurements should pay due regard to British Standard BS8233: 2014 Sound insulation and noise reduction for buildings (Guidance Document), BS4142 Methods for rating and assessing industrial and commercial sound and the Building Regulations 2010 Document E or other appropriate guidance.

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site**

: www.staffsmoorlands.gov.uk for details. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.